



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 03/18/03
AGENDA ITEM 3
WORK SESSION ITEM _____

TO: Mayor and City Council
FROM: Director of Community and Economic Development
SUBJECT: Request for Allocation of Park Dedication In-Lieu Fees to Renovate Three Playgrounds

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution allocating \$220,000 in Park In-Lieu Fees for park improvements.

DISCUSSION:

Dedication of parkland or payment of in-lieu fees is required of developers of residential projects as outlined in the City's Park Dedication Ordinance. The purpose of the ordinance is to ensure that Hayward's park facilities will be improved or expanded to meet the growing needs of the community. The City is divided into five geographical zones and the land dedicated and fees collected from developments in each zone are used to provide parks to serve the needs of the new residents in that zone. Park dedication is based on a standard of five acres of parkland for every 1000 residents. Because most of the residential projects in Hayward have consisted of small in-fill developments, park fees have usually been accepted in lieu of land dedication. Currently, fees of \$3,000 for a single-family dwelling and \$2,300 for a multi-family unit are paid upon approval of occupancy.

Hayward Area Recreation and Park District (HARD) usually initiates a request for Park In-lieu Fees. Staff reviews the proposal for conformance with the General Plan, applicable neighborhood plans and compliance with the Park Dedication Ordinance with regard to eligible projects. Typically, park fees supplement other sources of funds for a project. The request for funds is forwarded to the City Council for action.

The City's Park Dedication Ordinance requires that in-lieu fees be used only for park improvements or acquisition of parkland. The proposed projects are consistent with the ordinance in that existing play areas will be repaired and replaced to improve recreational opportunities.

HARD is continuing its efforts to upgrade play areas throughout the park system in compliance with the latest accessibility requirements of the Americans with Disabilities Act and the current U.S. Consumer Product Safety Commission Guidelines. The 2002 program included three Hayward playgrounds, and HARD is requesting reimbursement for funds spent on those projects. These new play areas will primarily provide recreation for children ranging in age from tots through 10-year olds.

1. **Canyon View Park - In Lieu Area E - \$60,000 Requested**

The play area at Canyon View Park located at Farm Hill Dr. and Daisy Court was originally installed with minimal effort to provide play areas for children with limited mobility. However, the area was inadequate in size to meet the new playground standards. As a result, a portion of the walkway and all playground equipment needed to be completely removed and a new playground installed that meets the new standards and guidelines.

2. **Weekes Park - In Lieu Area C - \$100,000 Requested**

The play area of Weekes Park located at 27182 Patrick Ave. needed to be removed and replaced due to safety issues, age and condition. The new equipment meets all the safety and accessibility codes. Existing planters and shade trees remain.


3. **Eden Greenway Phase Eight - In Lieu Area C - \$60,000 Requested**

This playground is located on the portion of the parkway between Soto and Harder Roads. The project included the removal of the swings, which do not meet present safety standards, and the replacement of the playground surfacing, new playground equipment, and a new ramp accessible to the disabled.

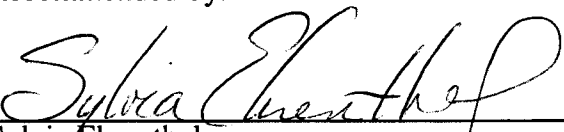
The proposal is consistent with the *General Plan* in that the current public need for accessible playgrounds has been addressed in the design of the upgraded facilities.

Park dedication in-lieu fees are held in the City's Park and Recreational Trust Fund according to the zone in which the fees were collected. The total amount requested to improve the parks as described above is \$220,000. There are sufficient funds within each zone in which the parks are located to grant this request.


Prepared by:


Lorna Carranza, ASLA
Landscape Architect

Recommended by:


Sylvia Ehrenthal
Director of Community and Economic Development

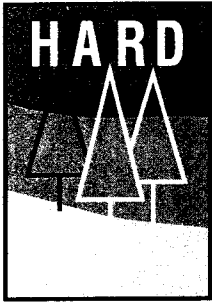
Approved by:


Jesús Armas, City Manager

Attachments:

Exhibit A. Letter of Request from HARD, including Photos of the New Play Areas
Draft Resolution

3/12/03



HAYWARD AREA RECREATION AND PARK DISTRICT

1099 'E' Street, Hayward, California 94541-5299 • Telephone (510) 881-6700 FAX (510) 888-5758

March 11, 2003

Lorna Carranza
Landscape Architect
City of Hayward
777 B Street
Hayward, CA 94541

RE: Park In-Lieu Fee Request

Dear Lorna:

The Hayward Area Recreation and Park District is requesting In Lieu Fees for the following projects:

Playground ADA and USCS Upgrades and New Equipment

Canyon View Park	\$ 60,000	Zone E
Eden Greenway Phase 8	\$ 60,000	Zone C
Weekes Park	\$100,000	Zone C

Total	\$220,000
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The Hayward Area Recreation and Park District bid six playground improvements in one contract. The total cost for the six playgrounds was \$487,178.15. The locations were Canyon View Park, Centennial Park, East Avenue Park, Eden Greenway Phase 8, San Lorenzo Park, and Weekes Park. Therefore, the District requests \$220,000 from In Lieu Fees for playground improvements made within the City of Hayward.

Thank you for your consideration. We appreciate the good working relationship we have with the City of Hayward. If you have any questions you can reach me at 510-881-6716 or email me at wile@haywardrec.org.

Sincerely,

Eric Willyerd
Superintendent of Parks

EW:jn

BOARD OF
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**DUE TO THE LENGTH OR COLOR
OF THE REFERENCED EXHIBIT,
IT HAS BEEN ATTACHED AS A
SEPARATE LINK.**

DRAFT

*1. ac
2/25/03*

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

RESOLUTION ALLOCATING FUNDS IN PARK
DEDICATION IN-LIEU FEES TO RENOVATE THREE
PLAYGROUNDS

BE IT RESOLVED that the City Council of the City of Hayward hereby authorizes an allocation \$220,000 in park dedication in-lieu fees to renovate three playgrounds:

1. Canyon View Park located at Farm Hill Drive and Daisy Court-removal of old equipment and replaced with new equipment that meets new standards and guidelines. (\$60,000)
2. Weekes Park located at 27182 Patrick Avenue-play area removed and replaced with new play equipment that meets all safety and accessibility codes. (\$100,000)
3. Eden Greenway-Phase Eight located between Soto and Harder Road-removal of substandard swings; replacement of playground surfacing; install new playground equipment; and install a ramp for the disabled. (\$60,000)

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2003

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward